



CITY OF BEAVERTON  
Community Development Department  
Development Services Division  
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## TYPE 3 NOTICE OF PENDING DEVELOPMENT APPLICATIONS

DATE OF NOTICE: March 10, 2005

**The Board of Design Review is scheduled to hold a public hearing on the development application as described below on Thursday, April 21, 2005, beginning at 6:30 p.m. The meeting will be held in the City Council Chambers, 1<sup>st</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive. The public hearing will be conducted in accordance with adopted rules of procedure.**

**Project Name:** Tree Plan III for New Horizons Computer Learning Center - Landscape Tree Removal and Mitigation

**Case File No.:** TP 2004-0022

**Summary of Application:** The Board of Design Review will consider the prior removal of thirteen Scotch Pine landscape trees as well as their replacement. The subject site, New Horizons Computer Center, is generally located on the southeast corner of SW Nimbus Avenue and SW Gemini Drive and is approximately 1.6 acres in size.

**Site Description:**

Map & Tax Lot Numbers: Tax Lot 1000 on Tax Map 1S1-27DD

Cross Streets: SW Nimbus Avenue and SW Gemini Drive

Zoning: Campus Industrial (C-I)

Neighborhood Association Committee: Greenway Neighborhood Association

**Staff Planner:** Scott Whyte, Senior Planner **Phone Number:** 503-526-2652

**Applicable Development Code Approval Criteria:** Section 40.90.15.3.C. of the Beaverton Development Code.

You are receiving this notice to advise you of a pending development application. Section 50.45.2 of the Beaverton Development Code requires the City to provide written notice of a pending development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 500 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.**

The Beaverton Facilities Review Committee will hold a technical meeting with the applicant on Wednesday, March 30, 2005 to consider the above application. The Facilities Review Committee will forward a recommendation to the Board of Design Review on the development application based on its conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code.

Written comments on the above tree plan proposal should be submitted no later than 4:30 p.m. on April 7, 2005 to be included as part of the staff report. Written comments may be mailed to

the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments may also be submitted in person, delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Pursuant to Section 50.58 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the Director no later than 4:30 p.m. on the day of the scheduled hearing. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

The decision-making authority for the development application is the Board of Design Review. The Board will make a decision on the development applications after the hearing closes. Only persons who participated in the hearing orally or in writing may appeal the decision to the City Council.

Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing, and a copy will be provided at reasonable cost.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost, and will be provided at reasonable cost.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.